



City of Seattle

---

Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2208573  
**Applicant Name:** Brittani Ard  
**Address of Proposal:** 12006 8th Avenue NE

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide two parcels into 4 parcels of land. Proposed parcel sizes are: A) 8,7591.9 square feet; B) 7,651.3 square feet; C) 10,935.3 square feet; and D) 7,200 square feet. Existing structures to remain.

The following approval is required:

**Short Subdivision** - To subdivide two parcels into four.  
(SMC Chapter 23.24)

**BACKGROUND DATA**

Zoning: Single Family 7200  
Date of Site Visit: October 2003  
Uses on Site: Single Family Residential

**Substantive Site Characteristics**

Subject sites are generous-sized and developed with small homes. Mature vegetation. No ECAs.

**Public Comment**

One comment letter received. Expressed concerns about inadequacy of yards for a potential new house, lack of adequate space for parking.

**ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*

2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

#### Summary - Short Subdivision

Based on information provided by the applicant, referral comments as appropriate from DPD, Water (SPU), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. There are a number of issues to be addressed before the proposed plat can be approved, including removal of eaves on the east side of the house on Parcel C, revising the plat to show code-complying parking, vehicular access and to ensure that nonconformities are properly addressed. Most of these things will be addressed pursuant to zoning authority, and it can be properly presumed that the proposal as ultimately recorded will meet all standards or applicable exceptions as set forth in the Land Use Code. However, the zoning code would possibly permit direct vehicular access to Parcel B from 8th Avenue NE. Such access would result in 3 curbcuts within approximately 30 feet of each other, resulting in an undue concentration of vehicular access within a short distance. Thus, project approval is conditioned, for the life of the project, upon all vehicular access to Parcel B being taken from NE 120th Street, or by access easement across Parcel C. Prior to recording, a permit to reconfigure the north vehicular access point to Parcel A so that it does not run in front of Parcel B, and provides a full sight triangle and otherwise comports with zoning code requirements shall be finalized.

As further conditioned below, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

#### DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter.

**NON-APPEALABLE ZONING REQUIREMENTS (prior to recording)**

- A. A permit showing removal of the eaves on the east side of the house on Parcel C shall be finalized.
- B. A permit showing reconfiguration of the Parcel A's north driveway intersection with 8th Avenue NE so that it does not run in front of Parcel B, provides full sight triangle and otherwise comports with all current zoning code requirements (eliminating nonconformities for that portion of the driveway alone) shall be finalized.

**CONDITIONS - SHORT SUBDIVISION**

*Conditions of Approval Prior to Recording*

The owner(s) and/or responsible party(s) shall

- C. Comply with all applicable standard recording requirements and instructions. Conditions of approval following recording shall be added to face of plat.
- D. Revise plans to include the conditions following approval after recording.

*Conditions of Approval Following Recording*

*Prior to separation of ownership*

- 1. The existing building on Parcel B shall be demolished, or relocated to comport with current Land Use Code requirements (eliminating nonconformities).
- 2. The existing parking pad on Parcel B shall be removed, and the curbcut closed.

*Prior to issuance of any building permit*

- 4. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

*For the life of the project:*

- 5. All vehicular access to Parcel B shall be taken from NE 120th Street, or by access easement across Parcel C.

Signature: (signature on file) Date: March 29, 2004

Paul M. Janos, Land Use Planner  
Department of Planning and Development